STATEMENT OF INFORMATION

6 COSTER STREET, BENALLA, VIC-3672 PREPARED BY BRIAN J HOWE REAL ESTATE, 50 NUNN STREET BENALLA



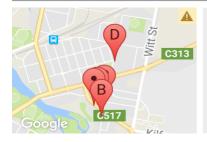


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



BENALLA, VIC, 3672

Suburb Median Sale Price (House)

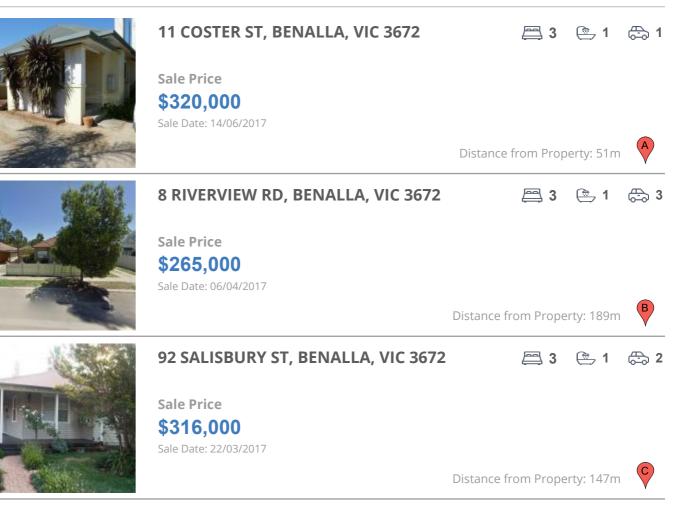
\$248,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



This report has been compiled on 11/10/2017 by Brian J Howe Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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41 SALISBURY ST, BENALLA, VIC 3672 🕮 3 🗁 2 🚓 2

Sale Price \$277,500 Sale Date: 28/02/2017

Distance from Property: 708m



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Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and 6 COSTER STREET, BENALLA, VIC 3672

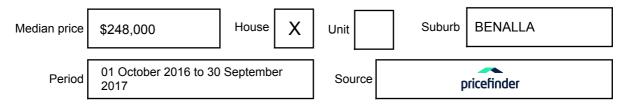
Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$320,000 to \$349,000

Median sale price



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
11 COSTER ST, BENALLA, VIC 3672	\$320,000	14/06/2017
8 RIVERVIEW RD, BENALLA, VIC 3672	\$265,000	06/04/2017
92 SALISBURY ST, BENALLA, VIC 3672	\$316,000	22/03/2017
41 SALISBURY ST, BENALLA, VIC 3672	\$277,500	28/02/2017

